

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN

BEFORE THE REAL ESTATE BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST

WILLIAM J. MORRIS

RESPONDENT.

FINAL DECISION AND ORDER

97 REB 147

LS0003236REB

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

*William J. Morris
3072 N Pierce St.
Milwaukee, WI 53212*

*Wisconsin Real Estate Board
P.O. Box 8935
Madison, WI 53708*

*Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935*

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Board . The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. **William J. Morris** ("Morris"), date of birth 09/26/44, is licensed in the State of Wisconsin as a real estate salesperson having license # 94-41193. This license was first granted to him on 04/22/94. Morris' most recent address on file with the Department of Regulation and Licensing is 3072 N. Pierce St., Milwaukee, WI 53212.
2. At all times relevant to the facts set forth below Morris was a real estate salesperson for, Barrett Realty LLC., 6300 N. Port Washington Rd., Milwaukee, WI 53217.
3. On January 1, 1997, Morris' Wisconsin real estate salesperson's license expired and it was not renewed by him until on or about December 17, 1999. During that time-frame he continued to practice real estate for Barrett Realty, LLC. as illustrated by paragraphs 4 through 6 below.
4. On or about July 18, 1999, Patrick Small entered into a Residential Listing Contract-Exclusive Right To Sell agreement with Morris for the sale of his property located at 4245 North 47th St. Milwaukee, WI. The listing price was \$39,900.00 with broker's commission to be \$3,500.00. The contract was to be in effect from July 18, 1999, to November 30, 1999. A copy of the Residential Listing Contract-Exclusive Right To Sell agreement is attached as **Exhibit 1** and is incorporated herein by reference.

5. On or about September 5, 1999, Morris drafted a Residential Offer To Purchase (form WB-11) on behalf of John and Mary Demler for property located at 2815-17 North 48th St. Milwaukee, WI. The offered price was \$51,000.00, with closing to take place no later than October 31, 1999. Lines 9 & 10 of the Residential Offer To Purchase requires \$500.00 in earnest money in the form of a check to be paid within 2 days of acceptance. A copy of the Residential Offer To Purchase is attached as **Exhibit 2** and is incorporated herein by reference.

6. On or about January 21, 2000, the Department of Regulation and Licensing received from Morris a list of 10 transactions that he had been involved in while unlicensed and while yet employed by Barrett Realty LLC. A copy of the transaction list as provided by Morris is attached as **Exhibit 3** and is incorporated herein by reference.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to sec. 452.14, Wis. Stats.

2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.

3. Respondent **William J. Morris** has violated:

a. Wis. Adm. Code sec. RL 24.17(3) and Wis. Stats. sec. 452.03, Wis. Stats. sec. 452.14(3)(L) and Wis. Stats. sec. 452.14(3)(i) by practicing real estate without having a valid Wisconsin real estate license between January 1, 1997, and December 17, 1999.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED, that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED, that Respondent **William J. Morris**, license #94-41193, be, and hereby is, **REPRIMANDED**.

IT IS FURTHER ORDERED, that Respondent **William J. Morris**, within six months of the date of this Order, successfully complete the following course modules from the 72 hour pre-licensing real estate salesperson's course at an educational institution approved by the Department of Regulation and Licensing:

- a. The Real Estate Business module-section RL 25.03(3)(b), of the Wisconsin Administration Code and,
- b. The Ethical Real Estate Practices module-section RL 25.03(3)(m), of the Wisconsin Administration Code.

and submit proof of the same in the form of verification from the institution providing the education to the Real Estate Board, P.O. Box 8935, Madison, WI 53708-8935. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that are or may be instituted by the Board or the Department of Regulation and Licensing.

IT IS FURTHER ORDERED, that in the event Respondent **William J. Morris** fails to successfully complete the educational requirements within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent **William J. Morris** his real estate license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until further order of the Board.

IT IS FURTHER ORDERED, that Respondent **William J. Morris**, pay partial costs of this matter in the amount of \$250.00, within 30 days of the date of this Order by making payment of the same to the Department of Regulation and Licensing, P.O. Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent **William J. Morris** fails to pay the \$250.00 partial costs within the time and manner as set forth above, then and in that event, and without further notice to the Respondent William J. Morris, his real estate salesperson's license shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said partial costs have been paid to the Department of Regulation and Licensing and his failure to pay the costs shall be considered a violation of this Order by the Board.

IT IS FURTHER ORDERED, that file 97 REB 147 as to William J. Morris be, and hereby is, closed.

Dated this 23rd day of March, 2000.

WISCONSIN REAL ESTATE BOARD

By:

Richard E. Hinsman

A member of the Board